114.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	728,400 / 728,400
					USE VALUE:	728,400 / 728,400
					ASSESSED:	728,400 / 728,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		AERIAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALDON LAURA & EMILY
Owner 2:	
Owner 3:	
Street 1:	61 AERIAL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BENNETT LINDA P/TRUSTEE -
Owner 2:	PIGG AERIAL TRUST -
Street 1:	61 AERIAL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .274 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1930, having primarily Wood Shingle Exterior and 912 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11940.000	183,700		544,700	728,400
Total Card	0.274	183,700		544,700	728,400
Total Parcel	0.274	183,700		544,700	728,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 798.68 | /Parcel: 798.68

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 73342

GIS Ref

GIS Ref

Insp Date 09/26/18

!8890!

PREVIOUS ASSESSMENT

Parcel ID 114.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	183,700	0	11,940.	544,700	728,400		Year end	12/23/2021
2021	101	FV	170,100	0	11,940.	544,700	714,800		Year End Roll	12/10/2020
2020	101	FV	170,100	0	11,940.	544,700	714,800	714,800	Year End Roll	12/18/2019
2019	101	FV	169,800	0	11,940.	552,500	722,300	722,300	Year End Roll	1/3/2019
2018	101	FV	169,800	0	11,940.	412,400	582,200	582,200	Year End Roll	12/20/2017
2017	101	FV	169,800	0	11,940.	373,500	543,300	543,300	Year End Roll	1/3/2017
2016	101	FV	169,800	0	11,940.	358,000	527,800	527,800	Year End	1/4/2016
2015	101	FV	149,200	0	11,940.	303,500	452,700	452,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:06:38

LAST REV

Date	Time
10/05/18	12:23:34
apro	

PAT ACCT. 8890

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENNETT LINDA P	54115-410		1/7/2010		375,000	No	No		
PIGG RUTH B	44291-152		12/14/2004	Family	1	No	No		
	7683-102		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2012	838	Porch	1,200					repair front porch
6/28/2012	825	Porch	2,500					REPL BACK PORCH
8/19/1993	402		7,000					REMODEL KITCHEN/BA

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	MEAS&NOTICE	BS	Barbara S
1/5/2009	Measured	336	PATRIOT
10/31/2000	Hearing Chag	189	PATRIOT
2/10/2000	Meas/Inspect	197	PATRIOT
7/25/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	73342
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11940		Sq. Ft.	Site		0	70.	0.65	5									544,741						544,700	

Total AC/HA:	0.27410	Total SF/SM:	11940	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	544,741	Spl Credit		Total:	544,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	133.637
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	266179
Depreciation:	82516
Depreciated Total:	183664

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

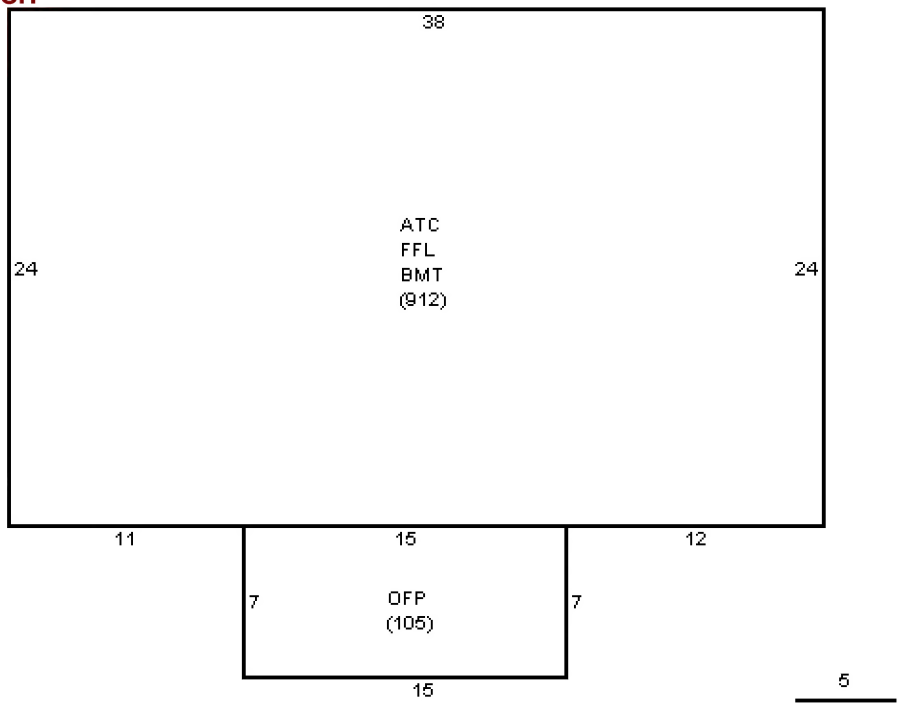
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	133.64
Special Features:	0	Val/Su Net:	81.72
Final Total:	183700	Val/Su SzAd	149.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	40.090	36,563
FFL	First Floor	912	133.640	121,877
ATC	Attic	319	120.270	38,391
OFP	Open Porch	105	31.890	3,348

Net Sketched Area:	2,248	Total:	200,179
Size Ad 1231.1999	Gross Area	2841	FinArea 912

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	25		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc